

Denis Law  
Mayor



January 26, 2016

Community & Economic Development Department  
C.E. "Chip" Vincent, Administrator

Washington State  
Department of Ecology  
Environmental Review Section  
PO Box 47703  
Olympia, WA 98504-7703

**Subject: ENVIRONMENTAL (SEPA) THRESHOLD DETERMINATION**

Transmitted herewith is a copy of the Environmental Determination for the following project reviewed by the Environmental Review Committee (ERC) on January 25, 2016:

**SEPA DETERMINATION: Determination of Non-Significance Mitigated (DNSM)**  
**PROJECT NAME: Highlands Reservoir & Emergency Generator**  
**PROJECT NUMBER: LUA15-000864, ECF, CU-H, SA-H, MOD**

**Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on February 12, 2016,** together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

Please refer to the enclosed Notice of Environmental Determination for complete details. If you have questions, please call me at (425) 430-6593.

For the Environmental Review Committee,

A handwritten signature in black ink that reads "Kris Sorensen".

Kris Sorensen  
Assistant Planner

Enclosure

cc: King County Wastewater Treatment Division  
Boyd Powers, Department of Natural Resources  
Karen Walter, Fisheries, Muckleshoot Indian Tribe  
Melissa Calvert, Muckleshoot Cultural Resources Program  
Gretchen Kaehler, Office of Archaeology & Historic Preservation

Ramin Pazooki, WSDOT, NW Region  
Larry Fisher, WDFW  
Duwamish Tribal Office  
US Army Corp. of Engineers

**ENVIRONMENTAL (SEPA) DETERMINATION OF NON-SIGNIFICANCE  
- MITIGATED (DNS-M)**

PROJECT NUMBER: LUA15-000864, ECF, CU-H, SA-H, MOD  
APPLICANT: City of Renton, Public Works  
PROJECT NAME: Highlands Reservoir & Emergency Generator

PROJECT DESCRIPTION: The applicant is requesting Environmental (SEPA) Review, Hearing Examiner Site Plan and Conditional Use Permit Reviews, and a Modification to street improvements for development at the Highlands Reservoir site and associated improvements within the NE 12th St corridor. The 204,555 square foot property at 3410 NE 12th St is located in the Residential 10 (R-10) zone. The project is part of the City's public drinking water utility. The proposed on-site improvements are the construction of a 6.3 million-gallon reinforced concrete partially buried water storage tank, replacement of the emergency generator, utilities improvements, new access road, and relocation of existing telecommunication equipment. Off-site improvements within the NE 12th St right-of-way include a new connection to the wastewater interceptor at NE 12th and NE Sunset Blvd, replacement of water main pipes that connect to NE 12th Street and Edmonds Ave NE, and street improvements along the reservoir site. Access to the site is through two driveways from NE 12th St. The project is located within the Wellhead Protection Area zone. The project would excavate 20,000 cubic yards of soils and import 3,000 cubic yards. Retention of 17 trees is proposed. New landscaping and screening is proposed. The applicant requests a street modification from the RMC 4-6-060 standards along 3410 NE 12th St. The applicant proposes 2 feet of right-of-way dedication along the project side of NE 12th St and new curb and gutter, 5-foot bike lane, 8-foot planting strip, and 5-foot sidewalk. Documents submitted include environmental checklist, traffic study, arborist, geotechnical, and drainage reports. The total project value is estimated at \$13,981,000.

PROJECT LOCATION: 3410 NE 12th St and NE 12th St Right-of-Way from Olympia Ave NE to Edmonds Ave NE  
LEAD AGENCY: City of Renton  
Environmental Review Committee  
Department of Community & Economic Development

The City of Renton Environmental Review Committee has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). Conditions were imposed as mitigation measures by the Environmental Review Committee under their authority of Section 4-9-070D Renton Municipal Code. These conditions are necessary to mitigate environmental impacts identified during the environmental review process. Because other agencies of jurisdiction may be involved, the lead agency will not act on this proposal for fourteen (14) days.

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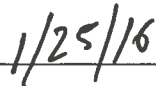
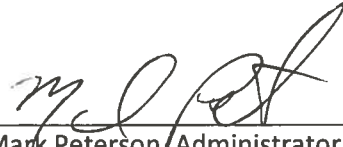
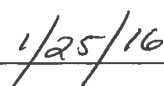
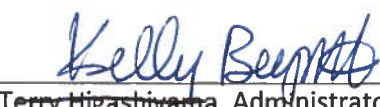



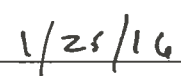
DEPARTMENT OF COMMUNITY  
AND ECONOMIC DEVELOPMENT



PUBLICATION DATE: January 29, 2016

DATE OF DECISION: JANUARY 25, 2016

SIGNATURES:

 _____ Gregg Zimmerman, Administrator Public Works Department	 _____ Date	 _____ Mark Peterson, Administrator Fire & Emergency Services	 _____ Date
 _____ Terry Higashiyama, Administrator Community Services Department 	 _____ Date	 _____ C.E. "Chip" Vincent, Administrator Department of Community & Economic Development	 _____ Date

**DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNSM)  
MITIGATION MEASURES AND ADVISORY NOTES**

PROJECT NUMBER: LUA15-000864, ECF, CU-H, SA-H, MOD

APPLICANT: J.D. Wilson, Public Works, City of Renton, 1055 S Grady  
Way, Renton WA 98057

PROJECT NAME: LUA15-000864, ECF, CU-H, SA-H, MOD

PROJECT DESCRIPTION: The applicant is requesting Environmental (SEPA) Review, Hearing Examiner Site Plan and Conditional Use Permit Reviews, and a Modification to street improvements for development at the Highlands Reservoir site and associated improvements within the NE 12<sup>th</sup> St corridor. The 204,555 square foot property at 3410 NE 12<sup>th</sup> St is located in the Residential 10 (R-10) zone. The project is part of the City's public drinking water utility. The proposed on-site improvements are the construction of a 6.3 million-gallon reinforced concrete partially buried water storage tank, replacement of the emergency generator, utilities improvements, new access road, and relocation of existing telecommunication equipment. Off-site improvements within the NE 12th St right-of-way include a new connection to the wastewater interceptor at NE 12th and NE Sunset Blvd, replacement of water main pipes that connect to NE 12th Street and Edmonds Ave NE, and street improvements along the reservoir site. Access to the site is through two driveways from NE 12th St. The project is located within the Wellhead Protection Area zone. The project would excavate 20,000 cubic yards of soils and import 3,000 cubic yards. Retention of 17 trees is proposed. New landscaping and screening is proposed. The applicant requests a street modification from the RMC 4-6-060 standards along 3410 NE 12<sup>th</sup> St. The applicant proposes 2 feet of right-of-way dedication along the project side of NE 12th St and new curb and gutter, 5-foot bike lane, 8-foot planting strip, and 5-foot sidewalk. Documents submitted include environmental checklist, traffic study, arborist, geotechnical, and drainage reports. The total project value is estimated at \$13,981,000.

PROJECT LOCATION: 3410 NE 12<sup>th</sup> St and NE 12<sup>th</sup> St Right-of-Way from Olympia  
Ave NE to Edmonds Ave NE

LEAD AGENCY: The City of Renton  
Department of Community & Economic Development  
Planning Division

**MITIGATION MEASURES:**

1. The applicant shall comply with the recommendations included in Technical Memorandum Review of Existing Geologic, Hydrogeologic, and Geotechnical Information, prepared by RH2 Engineering Inc, dated December 19, 2014 and Geotechnical Report, prepared by ZZA-Terracon, dated January 19, 2009 (Exhibit 8).

## **ADVISORY NOTES:**

**The following notes are supplemental information provided in conjunction with the administrative land use action. Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.**

**Engineering Review Comments Contact:** Vicki Grover | 425-430-7291 | [vgrover@rentonwa.gov](mailto:vgrover@rentonwa.gov)

### **WATER**

1. The proposed development is within City of Renton Water District.

### **SANITARY SEWER**

1. Sewer service is provided by the City of Renton. The future phase will require a cut and cap of the existing side sewer connection for the chlorination building and vault.

### **SURFACE WATER**

2. A drainage report complying with the 2009 King County Surface Water Design Manual and City of Renton Amendments to the KCSWDM, was submitted from RH2 Engineering, Inc. dated November 2015. Based on the City's flow control map, this site falls within the Flow Control Duration Standard, Forested Site Conditions (north and east sides of the site; Honey Creek Basin) and the Peak Rate Flow Control Standard, existing site conditions (south and west sides of the site; Johns Creek Basin). A Full Drainage Review was included in the report and is for construction of the Phase 1 reservoir and planning for the stormwater system expansion in Phase 2. A flow control BMP is required; the TIR proposes permeable subgrade with traditional asphalt over the top and call it "Permeable Asphalt". The geotech report says the soil is not suitable for infiltration so a different BMP needs to be proposed. The project will need to submit an adjustment for approval of the pump system. The final drainage plan and drainage report must be submitted with the utility construction permit application.

3. A geotechnical report from 2009 authored by ZZA Terracon was submitted with a December 2014 Technical Memorandum to the 2009 geotech report. RH2 reviewed ZZA Terracon's findings and recommendations as well as provided a summary regarding infiltration potential for on site stormwater management. RH2 classified the soil conditions on site to have a low infiltration capacity and therefore is not suitable for on site infiltration of stormwater. The earthwork portion of the project is recommended to be accomplished during extended dry periods of weather; if earthwork is done during the wet season extra precautionary measures will need to be taken to protect subgrade materials. All geotechnical recommendations shall be incorporated into the design plans.

4. A study shall be required and included in the TIR to verify downstream capacity for the overflow from the reservoirs and prove the flows will have no environmental impacts.

5. Surface water system development fee (SDC) will be applicable. The current rate of SDC fee \$0.594 per square foot of new impervious surface area, but not less than \$1,350.00.

6. A Construction Stormwater General Permit from Department of Ecology will be required if grading and clearing of the site exceeds one acre. A Stormwater Pollution Prevention Plan (SWPPP) is required for this site.

### **TRANSPORTATION/STREET**

1. Transportation impact fees will apply to this project. The actual rate will be assessed at a later date. This fee will be based on the amount of building area and its use per the ITE Manual. Payment of the transportation impact fee is due at the time of issuance of the building permit.

2. Road Classification – Minor Arterial/North 12th Street

- Existing right of way width – approximately 60 ft. on North 12th Street with 2 travel lanes.
- Required ROW width Based on RMC 4 6 060, North 12th St. requires 91 ft.
- ROW dedication needed – Approximately 15.50 feet on the north side of North 12th Street.
- 11 ft. travel lanes, a 5 ft. bike lane, 0.5 ft. curb and gutter, 8 ft. sidewalk and 8 ft. planter strips will be required.

The applicant has submitted a modification for Right Of Way Dedication and street frontage improvements, which is currently under review and staff is recommended approval.

3. Metro Bus requirements for the existing bus stop located in front of the site will require: Metro Bus Stop #45130 Metro requests the inclusion of an ADA front door landing pad, rear door lighting pads and a new shelter footing to ensure adequate transit access and safety.

4. Paving and trench restoration will comply with the City's Trench Restoration and Overlay Requirements.

### **General Comments**

1. All construction or service utility permits for drainage and street improvements will require separate plan

submittals. All utility plans shall conform to the Renton Drafting Standards. Plans shall be prepared by a licensed Civil Engineer.

2. When utility plans are complete, please submit four (4) copies of the drawings, two (2) copies of the drainage report, permit application, an itemized cost of construction estimate, and application fee at the counter on the sixth floor.

**Fire Review - Building Comments Contact:** Corey Thomas | 425-430-7024 | cthomas@rentonwa.gov

Recommendations: Code Related Comments:

1. Separate plans and permits for the relocation/replacement of the emergency electrical generator if it has an associated fuel storage tank.

**Community Services Review Comments Contact:** Leslie Betlach | 425-430-6619 | LBetlach@rentonwa.gov

Recommendations:

1. Street trees – overhead electric wires exist, therefore use only small maturing street trees space at 30 ft on center (plan shows 20 feet on center spacing). No tree closer than 30 feet from streetlight pole. Use only Amelanchier laevis “Spring Flurry” – Serviceberry – 2 inch caliper
2. Planting strip along street – shall be maintained by the Water Utility except street trees maintained by City.
3. Amelanchier laevis “Spring Flurry” – Serviceberry Minimum caliper shall be 2 inches
  - Single trunk with a well developed central leader
  - Specimen grade only
  - Do not use birch as suggested on plan

**Planning Review Comments Contact:** Kris Sorensen | 425-430-6593 | ksorensen@rentonwa.gov

Recommendations: Planning:

1. RMC section 4 4 030.C.2 limits haul hours between 8:30 am to 3:30 pm, Monday through Friday unless otherwise approved by the Development Services Division.
2. Commercial, multi family, new single family and other nonresidential construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays shall be restricted to the hours between nine o'clock (9:00) a.m. and eight o'clock (8:00) p.m. No work shall be permitted on Sundays.
3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plant an appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days. Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division's approval of this work is required prior to final inspection and approval of the permit.
4. A National Permit Discharge Elimination System (NPDES) permit is required when more than one acre is being cleared.
5. The applicant may not fill, excavate, stack or store any equipment, dispose of any materials, supplies or fluids, operate any equipment, install impervious surfaces, or compact the earth in any way within the area defined by the drip line of any tree to be retained.
6. The applicant shall erect and maintain six foot (6') high chain link temporary construction fencing around the drip lines of all retained trees, or along the perimeter of a stand of retained trees. Placards shall be placed on fencing every fifty feet (50') indicating the words, “NO TRESPASSING – Protected Trees” or on each side of the fencing if less than fifty feet (50'). Site access to individually protected trees or groups of trees shall be fenced and signed. Individual trees shall be fenced on four (4) sides. In addition, the applicant shall provide supervision whenever equipment or trucks are moving near trees.
7. The applicant shall provide a fill source statement for fill used for project development at the reservoir site and within the NE 12th St right of way within the Wellhead Protection Area. The fill source statement shall be submitted with the construction permit application.

CITY OF  
**Renton** 

# NOTICE

**OF ENVIRONMENTAL DETERMINATION**  
**ISSUANCE OF A DETERMINATION OF NONSIGNIFICANCE - MITIGATED (DNS-M)**

POSTED TO NOTIFY INTERESTED PERSONS OF AN ENVIRONMENTAL ACTION

**PROJECT NAME:** HIGHLANDS RESERVOIR & EMERGENCY GENERATOR  
**PROJECT NUMBER:** LUA15-000864, ECF, CU-H, SA-H, MOD  
**LOCATION:** 3410 NE 12<sup>TH</sup> ST AND NE 12<sup>TH</sup> ST RIGHT-OF-WAY FROM OLYMPIA AVE NE TO EDMONDS AVE NE

**DESCRIPTION:** THE APPLICANT IS REQUESTING ENVIRONMENTAL (SEPA) REVIEW, HEARING EXAMINER SITE PLAN AND CONDITIONAL USE PERMIT REVIEWS, AND A MODIFICATION TO STREET IMPROVEMENTS FOR DEVELOPMENT AT THE HIGHLANDS RESERVOIR SITE AND ASSOCIATED IMPROVEMENTS WITHIN THE NE 12<sup>TH</sup> ST CORRIDOR. THE 204,555 SQUARE FOOT PROPERTY AT 3410 NE 12<sup>TH</sup> ST IS LOCATED IN THE RESIDENTIAL 10 (R-10) ZONE. THE PROJECT IS PART OF THE CITY'S PUBLIC DRINKING WATER UTILITY. THE PROPOSED ON-SITE IMPROVEMENTS ARE THE CONSTRUCTION OF A 6.3 MILLION-GALLON REINFORCED CONCRETE PARTIALLY BURIED WATER STORAGE TANK, REPLACEMENT OF THE EMERGENCY GENERATOR, UTILITIES IMPROVEMENTS, NEW ACCESS ROAD, AND RELOCATION OF EXISTING TELECOMMUNICATION EQUIPMENT. OFF-SITE IMPROVEMENTS WITHIN THE NE 12TH ST RIGHT-OF-WAY INCLUDE A NEW CONNECTION TO THE WASTEWATER INTERCEPTOR AT NE 12TH AND NE SUNSET BLVD, REPLACEMENT OF WATER MAIN PIPES THAT CONNECT TO NE 12TH STREET AND EDMONDS AVE NE, AND STREET IMPROVEMENTS ALONG THE RESERVOIR SITE. ACCESS TO THE SITE IS THROUGH TWO DRIVEWAYS FROM NE 12TH ST. THE PROJECT IS LOCATED WITHIN THE WELLHEAD PROTECTION AREA ZONE. THE PROJECT WOULD EXCAVATE 20,000 CUBIC YARDS OF SOILS AND IMPORT 3,000 CUBIC YARDS. RETENTION OF 17 TREES IS PROPOSED. NEW LANDSCAPING AND SCREENING IS PROPOSED. THE APPLICANT REQUESTS A STREET MODIFICATION FROM THE RMC 4-6-060 STANDARDS ALONG 3410 NE 12<sup>TH</sup> ST. THE APPLICANT PROPOSES 2 FEET OF RIGHT-OF-WAY DEDICATION ALONG THE PROJECT SIDE OF NE 12TH ST AND NEW CURB AND GUTTER, 5-FOOT BIKE LANE, 8-FOOT PLANTING STRIP, AND 5-FOOT SIDEWALK. DOCUMENTS SUBMITTED INCLUDE ENVIRONMENTAL CHECKLIST, TRAFFIC STUDY, ARBORIST, GEOTECHNICAL, AND DRAINAGE REPORTS. THE TOTAL PROJECT VALUE IS ESTIMATED AT \$13,981,000.

THE CITY OF RENTON ENVIRONMENTAL REVIEW COMMITTEE (ERC) HAS DETERMINED THAT THE PROPOSED ACTION HAS PROBABLE SIGNIFICANT IMPACTS THAT CAN BE MITIGATED THROUGH MITIGATION MEASURES.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on February 12, 2016, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by City of RMC 4-8-110 and information regarding the appeal process may be obtained from the Renton City Clerk's Office, (425) 430-6510.

A PUBLIC HEARING WILL BE HELD BY THE RENTON HEARING EXAMINER AT HIS REGULAR MEETING IN THE COUNCIL CHAMBERS ON THE 7TH FLOOR OF CITY HALL, 1055 SOUTH GRADY WAY, RENTON, WASHINGTON, ON **MARCH 8, 2016** AT 11:00AM TO CONSIDER THE SITE PLAN REVIEW, CONDITIONAL USE PERMIT AND MODIFICATION. IF THE ENVIRONMENTAL DETERMINATION IS APPEALED, THE APPEAL WILL BE HEARD AS PART OF THIS PUBLIC HEARING.



FOR FURTHER INFORMATION, PLEASE CONTACT THE CITY OF RENTON, DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT AT (425) 430-7200.  
**DO NOT REMOVE THIS NOTICE WITHOUT PROPER AUTHORIZATION**

**PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION.**